



12 Derwent Avenue, Grindleford, Hope Valley, Derbyshire, S32 2HB

Saxton Mee

# 12 Derwent Avenue

## Grindleford

Guide Price

# £425,000

Nestled in the picturesque village of Grindleford in Derbyshire, this charming stone-built semi-detached home offers a perfect blend of character and modern comfort. With three bedrooms and a garage, the property also benefits from off-road parking and a spacious rear garden that invites outdoor living. The location is both convenient and peaceful, providing easy access to local rail links and major commercial hubs while being enveloped by the stunning landscape of the Peak District.

£425,000 - £450,000 Guide Price

The village itself is vibrant, with amenities such as a community shop, a primary school, and a selection of cozy country inns and restaurants. Additional facilities are close by, making it an ideal setting for those seeking a balance between rural charm and practical living. The surrounding countryside offers endless opportunities for outdoor pursuits, enhancing the appeal of this delightful home.

The property retains original character features and opens into a welcoming entrance hallway with a built-in storage cupboard, leading to a well-equipped kitchen with a range of units and an adjoining sunroom. The dining room and a cozy sitting room, complete with a log-burning stove and double doors that open onto a rear seating terrace, add to the home's inviting atmosphere.

Upstairs, the first-floor landing provides access to two spacious double bedrooms, a family bathroom, and an additional bedroom.

The exterior of the property is equally impressive, with a driveway that accommodates several vehicles, leading to the garage. The front garden is easy to maintain, complemented by a utility store and a WC. The rear garden is a true highlight, featuring long stretches of planted beds and borders, a seating terrace perfect for admiring the serene views, vegetable beds, and a glazed greenhouse, all of which contribute to the home's idyllic setting.

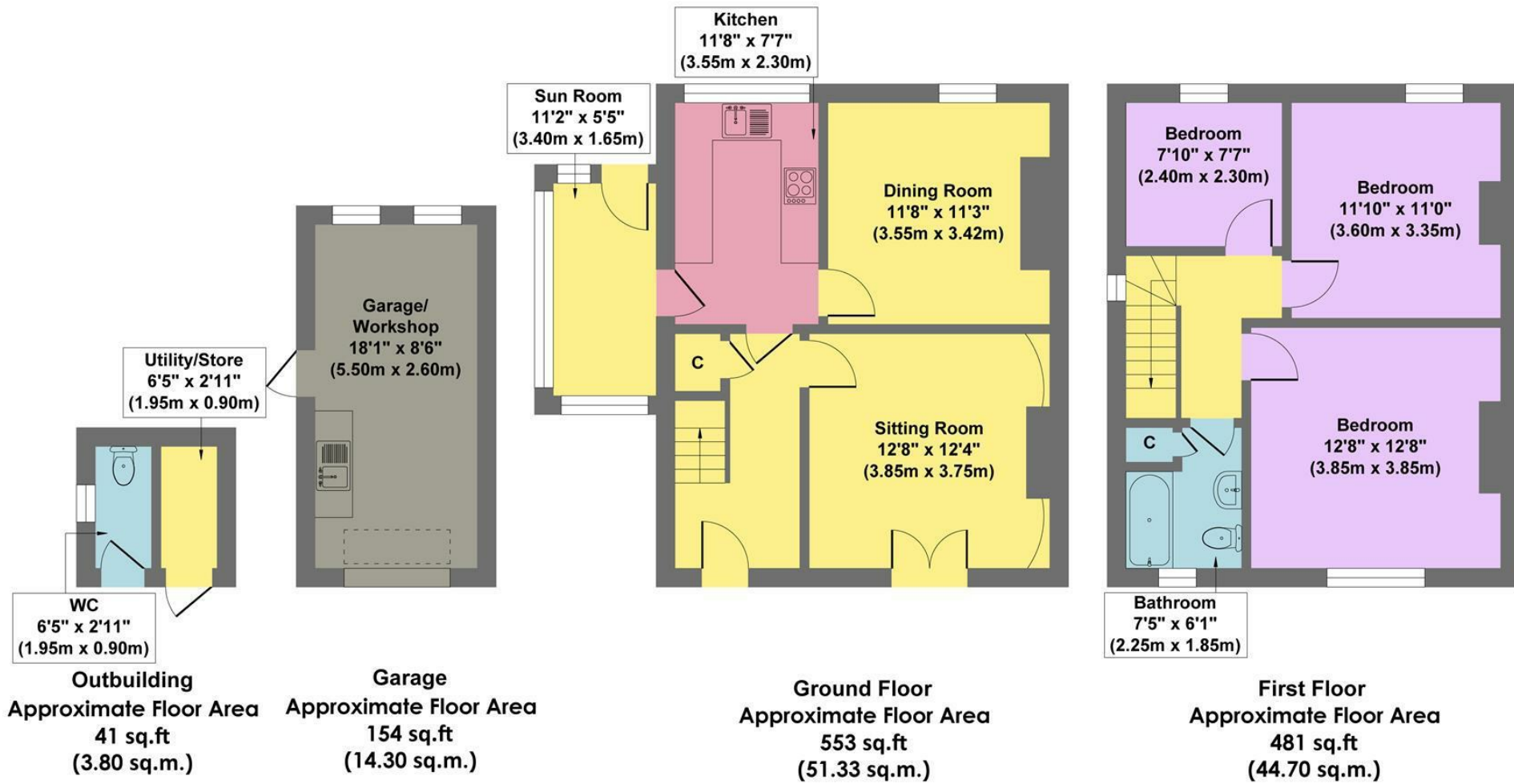


- Simply Stunning Views
- Garage & Off Road Parking
- Peaceful & Picturesque Setting
- Within Highly Regarded School Catchment
- Close To Local Amenities
- Retaining Original Period Features
- Local Rail Links
- Commutable Distance Of Major Commercial Centres
- EPC: C
- Viewings: Hathersage office





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**Approx. Gross Internal Floor Area 1228 sq.ft / 114.13 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

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